149.0	0004	0010.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	857,900 /	857,900
					USE VALUE:	857,900 /	857,900
					ASSESSED:	857,900 /	857,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
297		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SULLIVAN DANA S & ELIZABETH A	
Owner 2:		
Owner 3:		
Street 1:	297 GRAY STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	SHEN WADE -
Owner 2:	-
Street 1:	297 GRAY STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,731 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Clapboard Exterior and 1680 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5731.000	384,400		473,500	857,900
Total Card	0.132	384,400		473,500	857,900
Total Parcel	0.132	384,400		473,500	857,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 510.65 | /Parcel: 510.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 149.0-0004-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	384,400	0	5,731.	473,500	857,900	857,900	Year End Roll	12/18/2019
2019	101	FV	292,400	0	5,731.	443,900	736,300	736,300	Year End Roll	1/3/2019
2018	101	FV	292,400	0	5,731.	367,000	659,400	659,400	Year End Roll	12/20/2017
2017	101	FV	292,400	0	5,731.	337,400	629,800	629,800	Year End Roll	1/3/2017
2016	101	FV	292,400	0	5,731.	307,800	600,200	600,200	Year End	1/4/2016
2015	101	FV	285,400	0	5,731.	301,900	587,300	587,300	Year End Roll	12/11/2014
2014	101	FV	285,400	0	5,731.	280,600	566,000	566,000	Year End Roll	12/16/2013
2013	101	FV	285,400	0	5,731.	267,000	552,400	552,400		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHEN WADE,	1552-118	1	12/2/2019		840,000	No	No		
OSTLING ERIC A	1330-147		12/15/2006		515,000	No	No		
STEELE ELISSA	1195-27		10/9/1998		317,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/30/2019	141	Inter Fi	58,700	C				
1/30/2019	142	Heat App	6,500	C				
1/30/2019	143	Heat App	3,000	C				
10/14/1998	728	Add Bath	7,000					ADD 1/2 BATH

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2020	SQ Mailed	JO	Jenny O
1/15/2009	Measured	372	PATRIOT
3/26/2007	MLS	MM	Mary M
11/18/1999	Meas/Inspect	263	PATRIOT
7/23/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5731		Sq. Ft.	Site		0	80.	1.03	9									473,546						473,500	

Total AC/HA: 0.13157 | Total SF/SM: 5731 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 473,546 | Spl Credit | Total: 473,500

PRINT

Date	Time
12/11/20	01:47:58

LAST REV

Date	Time
01/23/20	10:33:30

jorourke

PAT ACCT. 11656

User Acct: 98227
GIS Ref:
GIS Ref:
Insp Date: 01/15/09

!11656!

USER DEFINED

Prior Id # 1:	98227
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.27499998
Const Adj.:	0.99989998
Adj $ / SQ:	159.359
Other Features:	87250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	472208
Depreciation:	87831
Depreciated Total:	384378

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

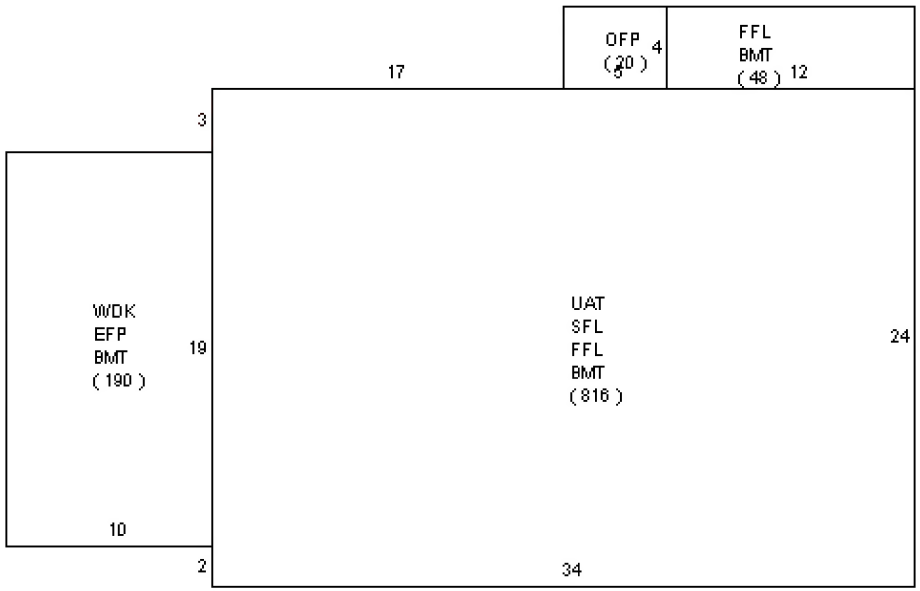
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	m
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	175.29
Special Features:	0	Val/Su Net:	115.16
Final Total:	384400	Val/Su SzAd	228.81

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,054	47.810	50,389
FFL	First Floor	864	159.360	137,686
SFL	Second Floor	816	159.360	130,037
UAT	Upper Attic	204	63.740	13,004
EFP	Enclos Porch	190	41.550	7,894
WDK	Deck	190	11.260	2,140
OFP	Open Porch	20	44.000	880
	Net Sketched Area:	3,338	Total:	342,030
Size Ad	1680	Gross Are	3950	FinArea 1680

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

149.0-0004-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	